

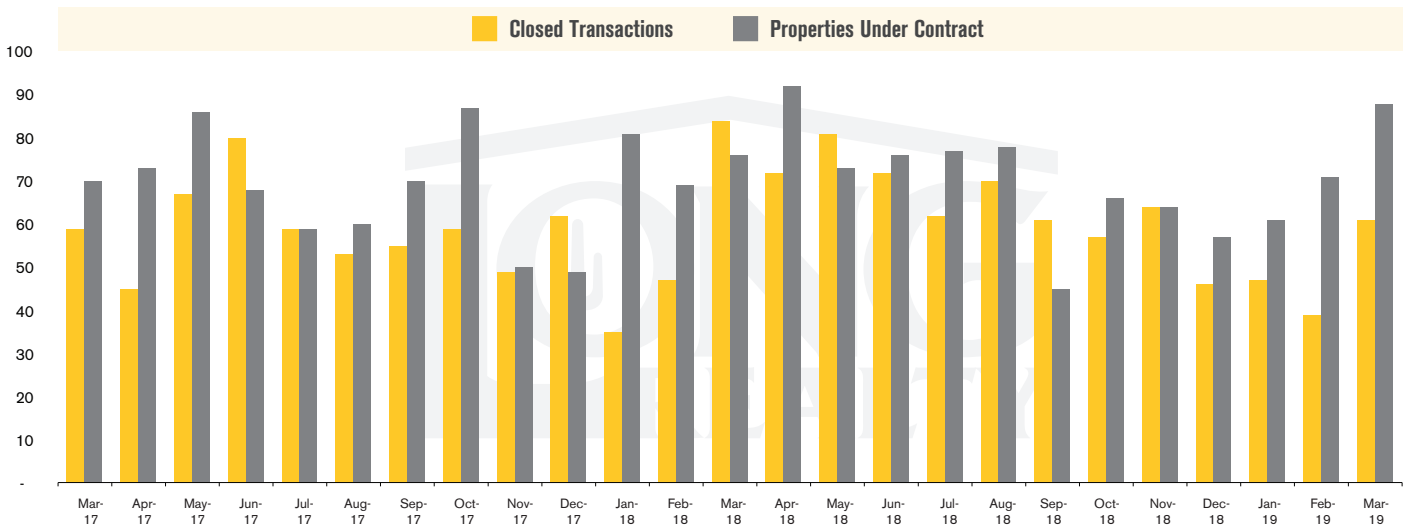
THE HOUSING REPORT

VAIL | APRIL 2019

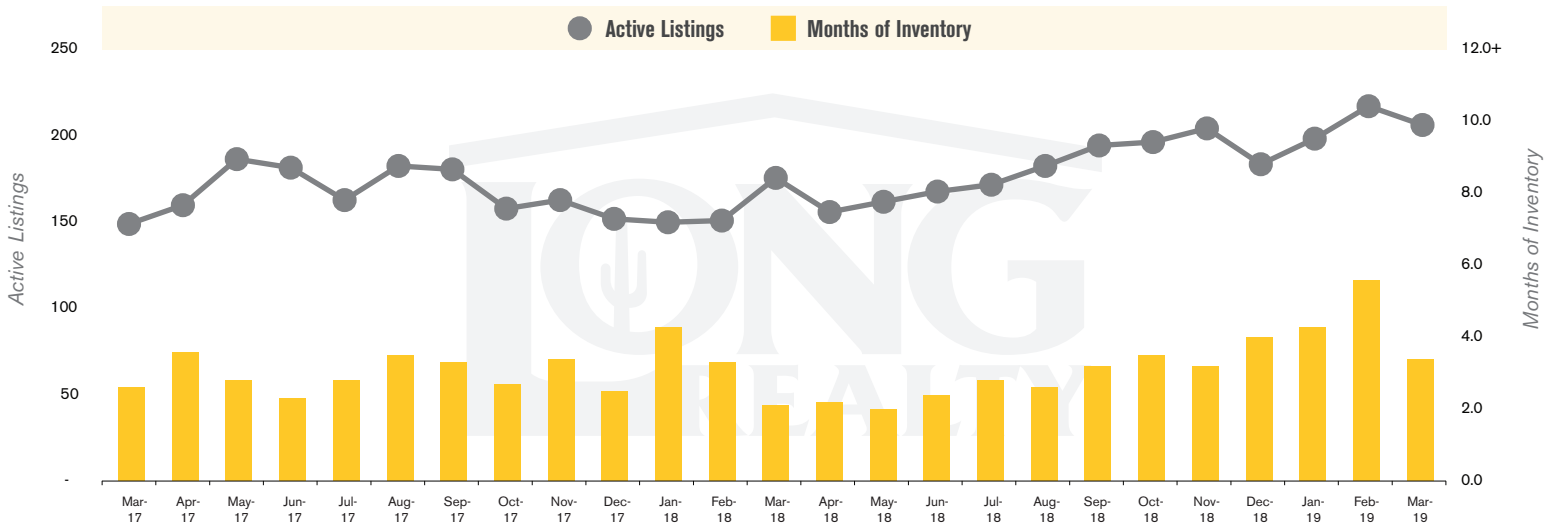


In the Vail area, March 2019 active inventory was 209, a 17% increase from March 2018. There were 61 closings in March 2019, a 27% decrease from March 2018. Year-to-date 2019 there were 147 closings, an 11% decrease from year-to-date 2018. Months of Inventory was 3.4, up from 2.1 in March 2018. Median price of sold homes was \$265,000 for the month of March 2019, up 12% from March 2018. The Vail area had 88 new properties under contract in March 2019, up 16% from March 2018.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT (VAIL)



ACTIVE LISTINGS AND MONTHS OF INVENTORY (VAIL)



Stephen Woodall
(520) 818-4504 | Stephen@TeamWoodall.com

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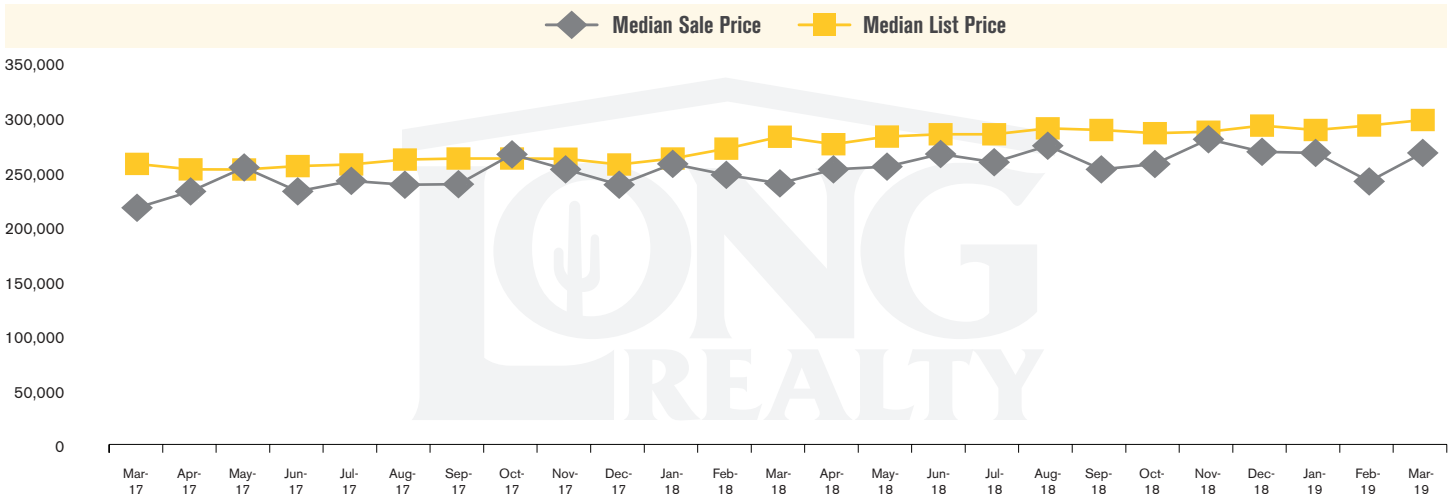
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 04/03/2019 is believed to be reliable, but not guaranteed.

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MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE (VAIL)

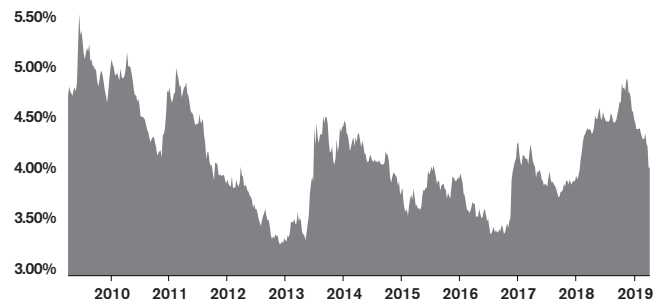


MONTHLY PAYMENT ON A MEDIAN PRICED HOME (VAIL)

Year	Median Price	Int. Rate	MO. Payment
2006	\$255,000	6.140%	\$1,474.29
2018	\$237,250	4.500%	\$1,142.01
2019	\$265,000	4.250%	\$1,238.46

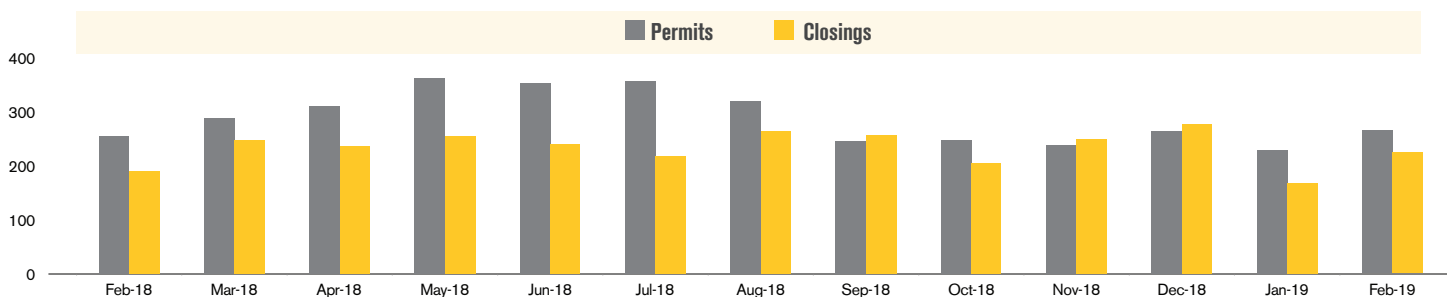
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

2018 NEW HOME PERMITS AND CLOSINGS (TUCSON METRO)



Source: Ginger G. Kneup of Bright Future Real Estate Research, LLC.



For January 2019, new home permits were **down 26%** from last year and new home closings were **down 4%** from last year.

Stephen Woodall
(520) 818-4504 | Stephen@TeamWoodall.com

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MARKET CONDITIONS BY PRICE BAND (VAIL)

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19			
\$1 - 49,999	0	0	0	0	1	0	0	n/a	0.0	Seller
\$50,000 - 74,999	0	0	0	1	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	2	1	0	1	0	0	2	1.0	2.5	Seller
\$125,000 - 149,999	3	1	3	0	1	2	0	n/a	4.3	Slightly Seller
\$150,000 - 174,999	2	6	1	1	1	1	1	2.0	3.0	Seller
\$175,000 - 199,999	6	3	5	7	7	8	3	2.0	1.1	Seller
\$200,000 - 224,999	7	9	7	8	2	8	8	0.9	1.3	Seller
\$225,000 - 249,999	14	7	8	6	9	5	11	1.3	2.2	Seller
\$250,000 - 274,999	32	12	10	7	6	5	8	4.0	4.6	Slightly Seller
\$275,000 - 299,999	37	4	6	8	6	1	7	5.3	7.2	Slightly Buyer
\$300,000 - 349,999	30	8	13	6	6	4	11	2.7	3.8	Seller
\$350,000 - 399,999	22	7	5	1	2	2	4	5.5	9.4	Buyer
\$400,000 - 499,999	24	2	6	2	4	8	6	4.0	3.9	Seller
\$500,000 - 599,999	16	0	2	1	1	0	0	n/a	44.0	Buyer
\$600,000 - 699,999	8	0	1	2	1	0	0	n/a	22.0	Buyer
\$700,000 - 799,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	3	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	209	60	68	51	47	44	61	3.4	4.1	Slightly Seller



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



Stephen Woodall
(520) 818-4504 | Stephen@TeamWoodall.com

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Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 04/03/2019. 3 month trend in months of inventory is the average of closed sales and active listing data from 01/01/2019-03/31/2019. Information is believed to be reliable, but not guaranteed.

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MARKET SHARE (VAIL)

Long Realty leads the market in successful real estate sales.

Data Obtained 04/03/2019 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 04/01/2018 – 03/31/2019 rounded to the nearest tenth of one percent and deemed to be correct.

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19.0%

Realty Executives Tucson Elite

12.8%

Tierra Antigua Realty

11.2%

Keller Williams Southern Arizona

10.6%

Coldwell Banker Residential Brokerage

6.8%

Exp Realty

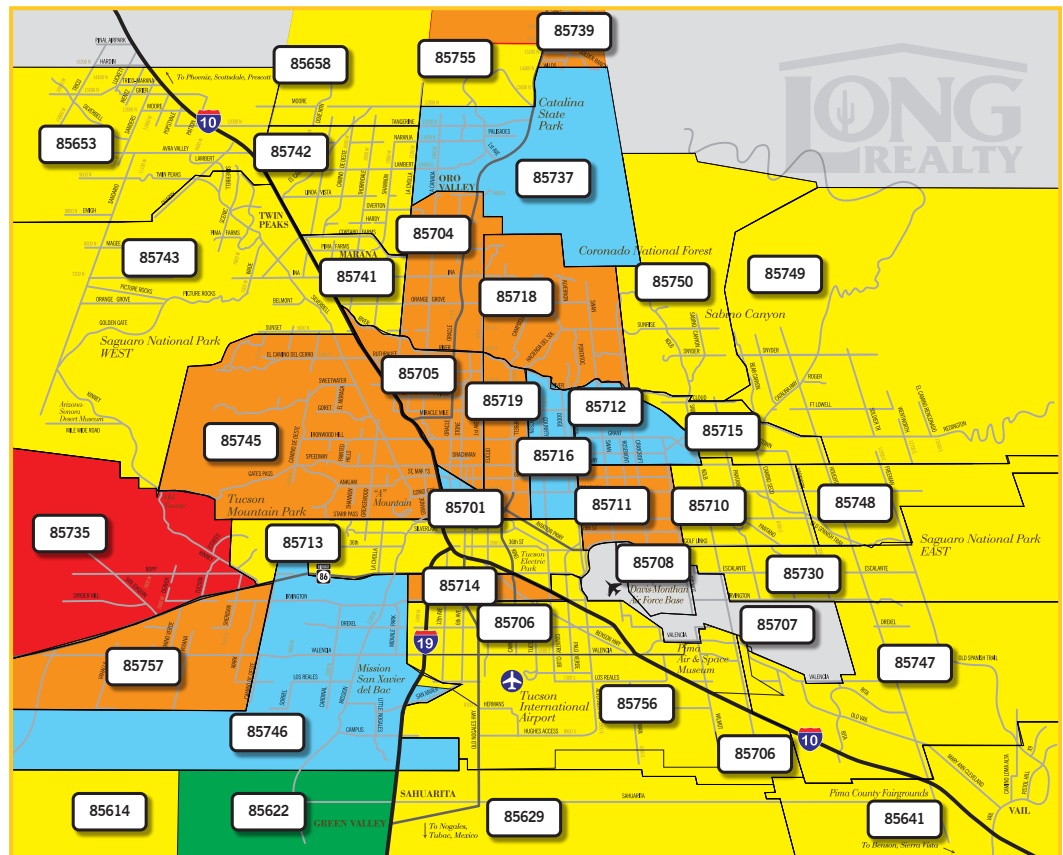
4.0%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

(JAN 2018-MAR 2018 TO JAN 2019-MAR 2019)

Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range.

Percentage of Change



PLEASE FEEL FREE TO CONTACT ME FOR A MORE IN-DEPTH ANALYSIS.

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This heat map represents the percentage of change in Tucson metro median sales prices from January 2018-March 2018 to January 2019-March 2019 by zip code. These statistics are based on information obtained from the MLSSAZ on 04/03/2019. Information is believed to be reliable, but not guaranteed.